PERSONAL CANDIDATE FORM:
MIKE CARSELLA



PERSONAL STATEMENT: ***This is somewhat of an awkward process, since at this stage we do not know exactly who is running for the Board and, oddly, not certain how many Board seats will be open for election...3, 4 or 5. For that reason the most important comment that I can make at this time is to ask you to vote for any of the following five people who I personally know will serve ALL of you as owners at The Elm and not just their personal interests: Ken Suh-- Susan Stephens -- Renee Ujiki -- James Hamlin and myself.***

I write this with deep reluctance, since I strongly believe in setting out my personal goals and vision in a specific and positive way so that you can clearly see the direction I would try to steer this Association. For that I would simply ask you to look at my Candidate Information Form or contact me personally at mcarsella@globalabl.com.

But what many of you do not know is that for years now there has been a battle between those who are looking out for the interests of everyone at The Elm and those who have specific, personal goals (or vendettas) that motivate them. Unfortuntately those personal goals are never mentioned, instead couched in vague terms of saving money and providing more transparency, combined with inflated or outright baseless claims of success and then personal attacks against their opponents. To name just a few: severely restricting, if not outright eliminating, use of the fitness center; withdrawing a No Smoking Amendment on the eve of its passage; and recently promoting a sercret, "executive" process to dump Sudler as our management company until that project was forced into the open.

For these and many other reasons that hopefully will be aired prior to the election, I ask you to vote for any of these five candidates who are standing together to make The Elm a wonderful and first-rate place to live and who collectively agree on the following:

We Stand Against the bullying, false and personal attacks, and the unfounded conspiracy theories that turned our Association into an internet meme the past year. We are against the proposed nickel and dime fees on owners and targeting investor owners with additional fees. We pledge clear communications with owners. We have a record of working with owners, rather than in secrecy, and not trying to replace our management company without any input from you.

What's at Stake: Our Association is entering a critical time with significant infrastructure updates, including the hallway, risers/pipes, and windows. The association needs a Board that has demonstrated actual and common-sense business experience and understands long term fiscal planning. Our complete vision, including our accomplishments, actual examples of how we engaged owners on important decisions, a link to a potential new website mock-up, and full renderings of these and other ideas are available here: https://elmatclarkhoa.com/ .

Vision: While we do not agree on everything, we share a vision for a community that treats each other with integrity, works well with vendors and management, and is financially responsible. We won't engage in the ridiculous tactics that you might see from some during this election. And, positively, want to share a glimpse of our vision for our community, each of which can be done with minimal financial impact.

LaSalle Room



Dog Wash (Self Funded)



Fitness Center



The Elm at Clark Condominium Association

Annual Meeting of Owners

Candidate Information Form

(Please print or type)

Name: Mike Carsella Unit # 2203

Mailing Address: 1122 N. Clark Street, Chicago, IL 60610

Do you reside in the building: [ ] No -or- [x] Yes If yes, for how long? Years: 14 Months: 0

Do you have access to a computer and email: [x] At Home [ ] At Work [ ] No computer/email access

Can we publish your candidate information in the owner's only section of our website: [ ] No -or- [x] Yes

Work Experience

I practiced law for 24 years both in private practice doing litigation and commercial finance transactions and in-house practice doing commmercial finance transactions and business advisory. I then opened a boutique investment advisory firm finding and structuring debt for middle market companies with assets and operations overseas for almost 9 years. I retired completely in 2020.

Other Experience

I have been a real estate investor for over 49 years purchasing, rehabbing and managing single family and small apartment building properties. I have also been on the Board of an investor-owned apartment complex in the western suburbs for 20 years.

Why do you want to serve on the Board of Directors?

I was an active Board member for The Elm from 2013-20 and 2022-24 during the most significant (and costly) insfrastructure projects of the Property since its construction and would like to use that knowledge and experience to keep it a first-class Property. I see three (3) critical near-term issues facing The Elm: (1) **Restoring FULL transparency** to Board activities and not allowing "secret" projects conducted under the guise of Executive decision-making (eg. replacing our management company); (2) **Planning for** the most critical —and costly—remaining near-term infrastructure project: **replacing all major plumbing risers**; and (3) **Restoring Civility** to Board and Commission meetings/activities so that ALL Elm residents can feel free to voice their opinions without being subject to vicious personal insults/attacks or having to address totally baseless allegations.

Please provide the particular Board activity or area in which you would like to participate:

Streamlining current remodeling/construction rules and oversight; Management Search Commission due diligence; and Treasury/Finance operations

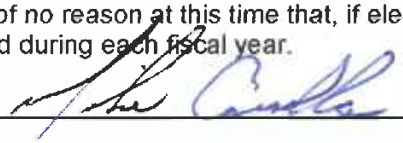
Please disclose any possible conflict(s) of interest you would have as a Director with any provider of services and/or goods of the Association:

None that I know of.

Please disclose any possible conflict(s) of interest you would have as a Director:

None

I am the legal owner of the above referenced unit(s). I hereby request that my name be placed in nomination as a candidate for election as a Director of the Elm at Clark Condominium Association. By signing this form, I hereby consent to the distribution and posting of the above information to all unit owners of The Elm at Clark Condominium Association. I know of no reason at this time that, if elected, I would not be able to attend at least nine (9) monthly meetings of the Board during each fiscal year.

Signature:  Date: 10/6/2026